

78th Street/WSU Property Concept Plan

Open-ended Comments Appendix

April 2009

Includes all open-ended comments from:

- *Online Form available at project website*
- *Small Group Break-out Sessions at April 9 Workshop*
- *Paper Comment Form distributed at April 9 Workshop*

Comments from online form

Twelve people provided comments through the online comment form on 78th Street/WSU Property Concept Plan project website. Collection began on March 21, 2009. This list includes comments collected until May 7, 2009.

- WSU/78 St site should become a garden farm & food co-op, & should be given to Vancouver Food Co-op. <http://vancouverfood.coop>
- We love the idea of the 78th Street land being used for agriculture. It's so important that people see and understand where food comes from. So many kids these days are clueless about how food grows and why it's important to eat healthy food. This is something that will affect many generations. Good for you for going in this direction and not having it become just another venue for commercial development or a "pretty" park. Education is a way better choice.
- Retain NOAA (National Oceanic Atmospheric Agency) 78th Street WSU. Records for the 78th Street WSU Weather Station date back over 100 years. Information is used by farmers and industry in planning and conducting operations. I volunteer at WSU 78th street WSU office and do all the data entry. Dave Foes, WSU staff collects the data. I can put you in contact with the Portland NOAA person who supervises our program. I will be at the meeting on April 9th.
- I'm writing to voice my support for dedicating the use of the 78th street property in service of preserving and growing our agricultural tradition and local food system here in Clark County. As an active member of our local and regional food system, now more than ever there is an opportunity for us to come together as a community to showcase our rich, local heritage and bounty, help local eaters understand the importance of spending food dollars locally, and strengthening our local food economy so it can nourish and sustain us for generations to come. Thanks for this opportunity for our community to voice our input!
- Thank you to everyone at Clark County for all of your hard work organizing and facilitating the 78th Street workshop last night. Everything went very smoothly and was very well organized. Great job! We are very fortunate and very excited about the opportunities being discussed for the development of the 78th Street site.
- I strongly support the Purpose and Guiding Principles as presented in the handout for tonight's meeting. It is essential we dedicate an area to our agricultural heritage and I know of no other site in Clark County as ideally suited to this purpose as 78th street. The principles, as stated, are sound guidelines to achieving the stated purpose. They provide for a variety of uses while preventing any one use from dominating the landscape. The five potential uses I most support (in order of preference) are: 1. Replace Master Gardener Greenhouses 2. Community Gardens 3. Agricultural Education Center 4. Wetland and riparian area demonstration 5. Farming/Garden demonstrations. The five Permanent Uses I most support (in order of preference) are: 1. Food Bank 2. Relocate WSU Extension offices 3. Restore existing Poor Farm buildings 4. Preserve Poor Farm cemetery 5. Expand Hazel Dell Park Thank you for the opportunity to comment.
- I am unable to make it to the meeting but wanted to voice my support for continued use of this space for agricultural, permaculture, and community garden use as well as possible offices for WSU Clark County extension activities and other pro-agricultural uses. I believe such use of this space would not only best honor the site's history but also would be a progressive approach to supporting the nationwide (and even global) groundswell

movement toward supporting local agriculture and food production. It's the "green" thing to do! Thank you.

- I am a member of the WSU/Clark County Master Gardener program and strongly urge the use of the property to include this dedicated group. Thank you for the opportunity to input.
- As director of Northwest Harvest South which aids the food banks in our area, I think that a multiple use warehouse facility on this site is of high priority. The Community Garden concept is also important. This property should be used firstly for the benefit of the community.
- This would be a good site for a community garden and park.

Comments from Small Group Break-out Sessions

During the small group break-out sessions at the April 9 78th Street/WSU Property workshop, community members and facilitators discussed potential uses for the 78th Street/WSU property. Their discussion was centered on three questions:

1. Of the ideas discussed, what are the ones that you are most interested in and why?
2. Of the ideas discussed, which do you have concerns about?
3. Are there any ideas you didn't hear that you'd like to see?

Facilitators took notes of participant responses to these questions on flip charts. The following is a compilation of all responses from all small groups, as recorded by facilitators and staff.

General Comments

- Integrating agricultural resources
- Local food
- Maintaining some level of agricultural focus (starred)
- Great place for HD for people to gather – different with agricultural focus
- Go and buy local produce
 - o Love to know where it came from
 - o Don't want to grow it
- Good program will draw regional
- Focus should be natural, organic, sustainable, teaching
- Focus on non-paved, non-building uses, addressing security/safety
- Left as natural as possible with agricultural elements
- Community Use
- Hwy 99 type – no development
- Agricultural only (WSU, Master Gardeners, Greenhouses)
- Growing more veggies is win-win
- Food production requirements should be sustainable, organic
- Preserve organic
- Diverse uses
 - o Diversity of uses (starred)
 - o Inter-related purposes – gardens, food production, green businesses, restaurant, etc (starred)
 - o Flexible use for future changes
 - o Multi-functional use, including as many community members as possible, county-wide
 - o Should be multi-purpose – something for all
 - o Think about Community usage/ multi-usage, of the property. i.e.: education, training, school gardens, flexible space
- Chain of connection – grow, sell and prepare food, farmers market
- Sustainable. Could be a World Class center; focus on whole system, not just small pieces.
- What are we trying to accomplish? Anchor points could include the food bank and WSU; agriculture could flow.
- Use Columbia Springs as an example
- Need to be good stewards of the land

Comments on Preferred Uses

Community Use/Recreation Elements

Comments about Restaurant

- Restaurant that serves local food/working with culinary schools and vocational education
- McMenamins style historical restaurant for heritage and revenue.
 - o Tie in with schools: Clark, WSU, Skills Center
- McMenamins (Campus of uses, restaurants, heritage, etc.)
- Restaurants
- Restaurant using locally grown foods

Comments about Community center

- Community Center with indoor sports (circled and starred)
- Community center west of Hazel Dell Park
- Meeting space/classroom
- Meeting space (community)
- Community Hall to serve meals-showcase local food
- Community meeting space – maybe in the food bank?

Comments about multi-modal paths and park

- Paths/interpretive sites
- Walking paths and accessible
- Keep it accessible
- Expanding park, and trails with education and interpretive signage
- Trails with view spots and rest areas (circled)
- Botanical garden and trails
- Like open-to-public uses – tables, trails, benches
- Farm atmosphere – not open to everyone, but trail benches, etc. opens it up for others
- Child and family connection opportunities: gardens, recreation, animals
- Walking trails: children's learning park, natural surfaces (circled)
- Walking paths
- Natural playground areas
- Hiking trails
- Wetlands (boardwalks, plant ID)
- Trails
- Places for kids to play – could be a destination site with café
- Nature oriented – agricultural or recreational (trails, fitness natural playground. Play in mud)
- Trails
- Security – if trails are linked
- Like path and viewpoint with interpretive signs

Comments about community kitchen and classes

- Processing/commercial kitchen - \$
 - o County Revenues
- Demonstration and commercial kitchen
 - o Aid small agricultural/classes to preserve, 4H
- Commercial kitchen/ food processing mentioned by several within the group
- Commercial kitchen – preserving
- Commercial kitchen and programs
- Commercial kitchen (classes, training)

- Like cooking classes
- Cooking class with kid and community focus. Summer recreation opportunities
- Food education (canning, preserving). Shared equipment.
- Culinary classes (farm to plate) from Clark College
- Commercial kitchen (short-term lease)
- Cooking classes for lower income and needy to know how to use the fresh foods
- Cooking school on site

Comments about improving 68th Street

- Improve 68th Street

Comments about viewpoint use

- Viewpoint or lookout
- Viewpoint, top of hill, mountains – on a clear day you can see forever.
- viewpoints shelter

Comments about working/incubator farm

- Model farm with live-in farmer
- Working demo farm to draw people in
- Working farm – historical site, draws kids and adults
- Working farm, a great idea

Comments about police substation

- Police substation (more eyes on the property)
- Police substation

Education Elements

General education comments

- Education and promotion of non-industrial means of farming
- Variety of educational possibilities
- Educational purposes
- Organic Gardening and education
- Kept for education (where food comes from)
- Education focus is good

Comments about teaching farming to the community

- Teach farming skills- sustainable farm, food and garden elements
- Teach how to grow own food – promote self-sustaining (don't rely on food bank)
- Organic agriculture only: teaching opportunity/facility. Classes for farmers. (circled)
- Education (Clark College, WSU, public schools)
- Food preservation classes
- How to learn how to farm, grow plants
- Research & Education available, such as teaching plant breeding, seed saving. Not University related, but free and exchangeable food from research

Comments about education-based agricultural center

- Education-based agricultural center
- Education facility and equipment – classrooms and outdoor area
- Like agricultural education/demonstration
- Agricultural education – how to farm, garden, cook and eat well (feed kids)
- Demonstrating agriculture (kids, schools, local families)

Comments about model/demonstrate growing personal gardens

- Master gardeners – stay and be part of education process

- Small classroom connected to greenhouses
- Teach farming demos

Comments about outdoor community learning programs for local youth

- Youth education
- Youth education
- Youth gardening
- School-educational possibilities
- Education of farming skills including: educational partnership with public schools, field trips-farming/wetlands/etc, and outdoor school for all Clark County youth (circled)
- Outdoor classrooms with tie-ins to schools, all grades and ages
- Children, hands-on activities. I.e. Hazel Dell School
- Like the outdoor school options for students

Comments about surface water/rain water demonstration projects

- Education/sustainability projects – water reclamation demo, etc.
- Wetland, aquaculture, and storm water demonstrations
- Enhance wetlands

Sustainable farm, food and garden elements

Comments about co-op

- Food co-op
- Food Co-op extensive would be popular for local farmers

Comments about produce stand

- Produce stand from site

Comments about farmers market

- Farmers Market
- Farmer's Market
- Farmers market idea
- Farmers market
- Farmers market for local growers; commercial kits, value added products, farmer incubator (circled)
- Grow crops – sell products
- Grow flowers
 - o Sell bouquets
 - o Poor farm
 - o Farmers Market
- Local growers market, not vendors/artisans or imports from over 50 miles away
- Tie-in for produce donations from gardens, market, farmers,
- Bring people to site (farmers market)

Comments about incubator farm

- Emphasis as Farm Incubator, i.e. teaching farming/replicating over years
- Incubator farm is a good opportunity to teach
- Farming incubator

Comments about Master Gardeners and greenhouses

- Green houses (Master Gardeners)
- Greenhouses
- Larger Greenhouses, that could be used by the Public for early seed starting, year round growing of produce

Comments about community gardens

- Community gardens
- Restorative community garden if needed
- Community Gardens
- Community gardens with oversight (security, fit principles) since this gives back to the community and educates kids
- Community gardens
- Community gardens/farming plots (circled)
- Agricultural training and/or community gardens
- Community gardens
- Seasonal and year-long garden plots. Lease? (E&W about private property)
- Community gardens with learning opportunities: organic, biodynamic (circled)
- Community gardens (cooperative – low income opportunities)
- Community gardens
- Community gardens
- Community Gardens a very important key part
- Community Gardens that would encompass: classes, education, urban/small garden production, target schools for better nutrition, assist the general public
- Community gardens could have a nutrition educational aspect
- Gardening, botanical gardening and vineyards
- Community gardens

Comments about food bank

- Food bank
- Food bank
- Food Bank (FB) – FB board member mentioned the Mother Earth model in Puyallup as a model
- Food bank and gardens to supply food bank (circled)
- Food bank
- Food bank is a good idea (on 78th Street, not on 68th Street)
 - o Great idea with growing some food on the site
 - o Include offices, community room, kitchen
- Food bank is good idea only if:
 - o It is low impact/demo
 - o 78th live/work go vertical
 - o Pedestrian oriented
- Support food bank
- Food bank and extension services – seem like natural partners. Room for expanding in similar areas
- Healthy food connects to food bank and needy folks of the community
- Food bank and garden
- Food bank – food co-op concept

Comments about WSU Extension

- Keeping WSU Extension involved
- Key that WSU be involved, closer for this person than 149th street Extension office
- Washington State University on site if expand small farming programs. Consolidation of County and WSU staff
- Building OK for WSU Co-op Extension

Historic Preservation

General comments about historical preservation

- Preserving history
- Keeping history of site alive in people's minds
- Stay as is (historic)
- Historical preservation aspect
- Preserve and celebrate the historical component of the site
- Historic preservation
- Bring in historic buildings/farm to site

Comments about restore the existing buildings

- Restoring and moving farm buildings (historic farm/working farm)
- Renovate existing building for historic info, and rent out rooms to the community
- Poor farm interpretation
- Restoring main building
- Permanent buildings
- Preserve buildings
- Buildings/relocation

Comments about preserving the Poor Farm Cemetery

- Preservation and interpretation of cemetery
- Interested in preserving cemetery and old structures
- Clark County Genealogy have ideal cemetery occupants

Other Comments on Preferences

Comments about revenue generation

- Revenue opportunities: lease garden plots, charge for market stalls, lease classroom space
- Charge groups: 4H, scouts, meetings, kitchen/cooking classes
- Income producing (leasing CWA, community garden plots, rents maximized footprint)
- Economic generator by selling products from the property
- Business incubator
- Small commercial or business incubator with a limit of 2 years per entrepreneur?

Comments about a museum

- Living Museum onsite – tie into demonstrations (i.e. planthouse). Outdoor education.
- Museum

Comments about animal uses

- Animal use. 4H? Working farm
- Petting zoo
- Raise chickens – sell eggs
- Small-scale livestock
- Animals/livestock – FFA-4H

Comments about research uses

- Supports agricultural research (for W. Cascades)
- Agricultural research – grant opportunities (USDA)
 - o Opportunities for WSU-Vancouver partnership
- Research (money/grant)
- Continuing agricultural research focus on NW crops

Comments about Permaculture

- Permaculture practices are ideal with closed loop systems
- Permaculture demonstration (full system)

Other Comments

- Keep blueberries
- Long-term advisory group
- Expand Hazel Dell Park west (circled and starred)
- Winery and/or winery events
- Hold weddings, receptions outside
- Fruit trees
- Orchards and fruit demos, apiary. Some covered/water areas.
- Local green buildings.
- Local materials: live within rainfall, minimal irrigation, develop soil
- Year-round small businesses (such as the Dairy Women at fair)
- CSA use land for growing food
- Include information about the TAC report on the Web site
- Investigate ditch along West side – floods

Comments on Concerns about Identified Potential Uses

Concerns about restaurant

- Commercial restaurant only if it is a local café and keeps in line with working farms
- Does not want to see “cookie cutter” commercial restaurant
- Liked restaurant only if can be tied closely to the idea of a working farm and pleasing architecture
- Commercial restaurant: there are so many local restaurants nearby that could use the produce grown there.
- Restaurant: If a \$ generator, it would be a good thing
 - o Instead, use as a chef training/process to use local products
 - o It would be good for all parts of the community to have access to food classes promoting better health, using local etc
 - o Otherwise, the opinion was that a restaurant is a bad idea
 - o Other comments were, that they don’t buy into, bad idea.
 - o Additionally, it was noted that access to a commercial kitchen would be good for home based businesses, to produce locally grown/prepared food items.
- Restaurant
- Don’t want to displace businesses by creating business (restaurant is not viable)
- No current lack of restaurants in HD but land precious
- Restaurant

Concerns about commercial farming and leasing land

- No leasing to commercial farmers
- Commercial farm
 - o What does this mean? 10 acres of mono-crops?
 - o Educational component
- Some vocal opposition to “commercial farming” if done strictly for profit; how much land would this use up? (Facilitator note: The concern over “commercial farming” seems tied to

a general perception of commercial farming as mono-crops and an uncertainty or non-understanding of how this could be tied to education, etc. of the other elements.)

- Leasing of land for commercial farming – produce possibly shipping out, control by plot size?
- No corporate farms (starred)
- Do not like commercial farming; there is no room for this
- Don't lease the land out

Concerns about transit/parking/cars

- Cars and parking: should cap amount of land used for this
- Increased transit service
- Shared parking with church
- Concern expressed over widening 68th Street
- Concerned about traffic on 68th Street
- Traffic and safety on 68th Street (current and as proposed)
- Should limit roads; have a food traffic focus

Concerns about food bank

- Question over what the Food Bank (FB) footprint would look like; could it be made to fit the architectural style of the current building?
- Food bank location and trucks coming through
- Would not support a warehouse-style food bank
- Should not locate Food bank on 68th Street (good to locate it on 78th Street)
- Food bank: facility now in Portland (warehouse and classes, garden)
 - o Possible collaboration with food bank, community and church groups (rent?)
 - o Convert something already paved, not this land for a warehouse

Concerns about nature preservation

- Want some land left undisturbed.
- Enhance and restore wetlands by bringing native plants/species back. Remove invasives.
- Bring back to natural state prior to poor farm (a piece of it).
- Concern for “pavement creep” into site from 78th Street.
- Wildlife and conservation areas not mentioned

Concerns about commercial use

- Becoming too “commercial” (starred)
- Over-commercialization
- No commercial development (unless it meets guiding principles)
- No strip mall
- Don't get too commercial (starred)

Concerns about buildings

- Keeping in line with architectural heritage/style of old buildings so new buildings fit
- Want all buildings to be green / sustainable / follow LEED guidelines and be sensitive to the current architectural styles
- Honor cemetery
- Relocation of buildings is expensive
- Widespread group concern over aesthetics of structures and activities on the site, not ruin the natural “feel”

Concerns about police substation

- Should have a better caretaker vs. police substation
- Some concern over the police substation, some thought ok, others thought could be at different site
- Police substation (already nearby on 99th)

- Does not fit principles
- Police substation (off-site is better)
 - Volunteer/reserve police might be acceptable – with an educational purpose, and be hands on with property (i.e. SRO)
 - Must consider parking and other impacts
 - Bike patrol OK
- Why a police substation? Not opposed.

Concerns about funding

- Funding for anything – question of where the money comes from
- Is there a possibility of Grant funding for a specialty Park?
- Question – County funding? (Variety of resources)
- Lack of details about maintenance costs

Concerns about oversight

- Who will take care of/oversee all the activities as implementation grows?
- Concern expressed that if not diligent, it would be easy to stray from the Guiding Principles, must have real clarity
 - Establish phases
 - Policy makers need to be clear on purpose/principle
- The question came up about managing the property. It was suggested that it be a community governed body.
 - Think BIG, think World Class

Concerns about Farmers Market

- Farmers Market
 - May conflict with downtown market
 - Limited distance for farmers
- Do not compete with small/local farms
- Farmers markets will cause too much traffic and change the pastoral aesthetic of the site, maybe better to site an FM adjacent to site (general concern over FM impact to the site)

Concerns about Sustainability

- Concerned about sustainability
- Sustainability → no matter what the use (starred)
- Sustainable
- Don't want to see a "Nordstrom's" shopping center here; would like it to be somewhat self-supporting

Concerns about Food Co-op

- Food co-op replacing downtown location
- No food coop (Locate at WSU-Vancouver main campus) as this would cause a traffic issue

Concerns about Community Center

- Community center clarification
 - Does it meet principles?
- If a community center were to be on the property, the group felt that it should reflect the values of the site, not such things as a gym/pool etc.

Concerns about security

- Security issues
- Vandalism/security

Concerns about closing off community

- Concerns with too much agriculture – want to bring others in, too.

- What will bring the kids in?
- Should have restaurants, walking paths

Other Concerns

- Farm buildings from elsewhere. Put elsewhere.
- No housing
- No skate park
- How will it be interconnected, integrated? (starred)
 - Make sure CASEE is included in all of this
- Not a hodge-podge of things/uses, but a pleasant cohesive experience

Comments on other uses and ideas

- Wildlife habitat (2 comments)
- Enforce Leash Law (and Scoop Law)
- Interpretive trail – use for outdoor education/environmental education
- Butterfly garden
- Birding
- Memorial garden near cemetery: sell memorials (bricks? trees?)
- Encourage community (low-income) support and services
 - Discounts for low-income people
- The property should be a magnet for other businesses
 - Such as “seed savers”, storage of seeds, which could be made available to the public
- Heritage live stock or petting zoo
- Outdoor School
- Agricultural research (grant opportunities)

Comments on possible names for the site

- Poor Farm
- Anderson Farm
- Mountain View Farms
- Cougar Creek Farms
- Marblemount Farms
- Hazel Dell Farms
- Old Poor Farm

Comments from Comment Form

Twenty workshop participants turned in comment forms, and four turned in free-form written comments.

One question asked participants to identify if they live, work, or own property near the 78th Street/WSU property. Six indicated that they live near the 78th Street/WSU Property, and one indicated that she owns property or business in the area. None indicated that they work nearby.

Potential Uses

Four questions asked participants to comment on potential uses currently being considered by the County for the 78th Street/WSU property.

Comments on community use/recreation elements

- Expand park, include a children's garden/environmental education area (i.e. Michigan State University – 4H garden)
- Create a local attraction for schools
- Please keep the green houses and Master Gardener Program
- Prefer: community meeting space, kitchen classroom, police substation, restaurant utilizing locally grown foods, botanical gardens
- Prefer: community meeting space, multi-modal trail, community classroom, working demonstration farm
- Can have trails through the various types of gardens and have lake as well
- Gardens and trails. NO NEW CONSTRUCTION
- Prefer: Farmers Market – local growers only (50 mile radius); food bank, community gardens, classes for growing, food prep and food preservation
- Local foods restaurant located in the old poor farm building – using organic foods, student/community run? Preserving historic/organic integrity; walking trails through native planted gardens; community gardening plots/orchards; education opportunities; kitchen
- Cook at the food bank and have a warmer name than “food bank” for serving on site, to the gardeners/farming folk/students
- Processing facility for small farmers to transform perishable produce into a product with long shelf life
- Bring young, old, *everyone* together
- Prefer: community meeting space, multi-modal trail, community kitchen or classroom, working demonstration farm, viewpoint shelter
- I like the community kitchen aspect with specific emphasis on teaching food preservation techniques (canning, curing, cheese making, wine making, brewing). It could involve the WSU's renowned cheese experts, local beer experts, wineries. WSU could produce cheese and sell it. Involve elderly to help capture lost.
- Prefer: Multi-modal trail, viewpoint shelter (in a safe form), and police substation; I feel cautious about a restaurant – could that become a tail wagging the dog?
- Prefer working demonstration farm: I am putting in some potatoes and tomatoes from my breaking and research work. Like to do more demonstrating of blight ies lives (?) that I have developed.

- I don't think that we need more bars, restaurants, and other commercial or government buildings. In general, I think there is already too much concrete, asphalt and plastic this end of town.
- There are plenty of restaurants in area, so focus on public and educational aspects. If restaurant, tie in to skills center, Clark County, and WSU. If commercial kitchen, rent and use as teaching facility to disseminate information across the county.
- We don't need more restaurants or strip malls or more concrete. We need more areas with good soil to grow crops to feed hungry people.
- Any of the above, perhaps a few more from attached 2004 list re: 78th Street experiment station

Comments on education elements

- School groups visiting farm/historic buildings as part of history lessons
- Prefer: wetlands/water demonstration projects, demonstration garden produce
- Prefer: education-based agricultural center, outdoor community learning programs, enhancing wetlands, water demonstration projects (WSU Master Gardener)
- Agricultural education, teach community better growing methods, how to grow. A real need to teach people how to grow their own food as it is a lost art among a good share of people.
- No new construction, no new buildings
- Prefer all listed
- All of the above, plus rainwater collection/composting demos
- I want to see FFA, 4-H, and new farmer education
- Small farm education. Build a food system that meets consumer demand for local food.
- WSU should help make cheese. Classes could be offered through culinary schools.
- All worthwhile goals
- Prefer education-based agricultural center; should teach breeding work, plant variety selection, organics, etc.
- What is a water demonstration project? I hope it is not waterslides and amusement park. I guess I don't know enough about these proposals to effectively comment.
- Importance of family access and kid-friendly things. Tie in with schools, scouts, 4H and other youth groups.
- Demonstration gardens with outdoor classes and signage to teach citizens how to grow their own food.
- Perhaps a few more from attached 2004 list re: 78th Street experiment station. Also, check out Will Macht website for international examples of modular housing units that may be adapted for all income levels

Comments on sustainable farm, food and garden elements

- Keep Master Gardeners greenhouses and add demonstration gardens
- Prefer: farmhouses, greenhouses
- Prefer: food cooperative, Master Gardeners greenhouses replacement, learning program, community gardening plots, hillside plantings
- Keep the dirt dirt
- Absolutely no food co-op or any private enterprise (taxpayers should not support private business); Prefer: Master gardener programs, community gardens and orchards (rent a tree?), beekeeping, other animal husbandry; always organic
- Great to have outdoor classes! Rather have food co-op more accessible to the public, downtown. Great to have a farmers market and selling what is grown onsite. Neat to have

modern greenhouses but I hope the old ones will be kept and used somewhere. No private interests!

- Farmers Market concept with no artisans on a weeknight, 3 to 7 or 3 to 8 p.m.
- Organic *only*, no chemicals!
- To help farmers sell produce
- Anything that encourages local farming, gardening, and self-sufficiency is a plus for the area. Education along those lines is another big plus.
- This sounds good to me.
- Focus on small-scale, revenue-generating things such as community gardens (perhaps limit to organic and educational aspects).
- Master Gardeners and MG Foundation give everything back to the community in the form of education, grants and community garden projects.
- See attached paper. It is especially important that WSU and Master Gardeners provide continuity

Comments on historical preservation elements

- It would be good to have a central location for these historic farm buildings
- Not so much
- Use the land as it is with no further buildings on it.
- Memorial to the poor farm, perhaps also sell bricks for natural pathways for development revenue
- Not so much. No taking up too much space. Put silo down near old fort?
- Moving the buildings is not a good use of funds. The building's significance is nil.
- I think honoring the poor farm cemetery.
- Good idea.
- I am not sure what buildings there are. If they really have significant historical and the money can be raised from private subscription to relocate them, then it probably makes sense.
- How practical area buildings? Concern of arable land becoming a dumping ground or flea market for old buildings.
- Waste of money.

Preferences

Respondents were asked to identify their *most preferred* potential uses and elements for the 78th Street/WSU Property. They responded:

- Community use – a gathering place in Hazel Dell with an agricultural basis
- Agricultural education, Master Gardener
- Agricultural education and areas of forming methods/types of beds, organic farming more environmentally friendly.
- Gardens and trails; natural and organic
- Community gardens – for education and providing food and encouraging growing; Food bank – again to provide food, much might come from the site; Agricultural education – learning to feed ourselves healthily
- Bio-diverse intensive planting; narrow paths NOT made of concrete; organic gardening
- Business incubator
- Organic, biodynamic farming *only*; animal husbandry, pea patches, compost, seed savers, beekeeping

- Food bank, small farm education, community gardens, commercial kitchen
- Keep some open land – gardening would be great. Also, since food banks are so necessary, I would like to see a parcel set aside for a food bank facility – and yes, I am on FISH of Vancouver Board.
- I prefer those elements that would preserve the rural/agricultural character of the land, primarily the type with activities listed as “sustainable farm, foods and garden elements” noted above. However, it is important that it be well planned and implemented in a careful step by step way as money can be made available. Don’t trash the place in the short term just because all of the money needed is not available at the beginning of the project.
- Community gardens with walking paths and outdoor classrooms for family-friendly recreation for gardeners and non-gardeners alike.
- Food bank – their facility is too small and they would do much more with educational cooking classes and area to grow food.
- Diversity of educational, housing, farming, small business, wetlands habitat for pollinators, all coordinated and interrelated for the benefit of the community

Respondents were asked to identify their *least preferred* potential uses and elements for the 78th Street/WSU Property. They responded:

- Food bank. Would prefer it to be located somewhere else, although the proposed plans are better than I expected
- Restaurant
- No Food Bank building – no new construction.
- Food co-op – Lots of locations, this is a commercial entity and not for taxpayers to provide for; Policy substation – again, other locations available for that; Relocate Silo – better place is Fort Vancouver
- Least prefer leasing it out to private interests who might not garden/farm in a sustainable way.
- Commercial restaurant. I would support culinary program restaurant.
- Police substation. Does not apply to any of the principles. Don’t waste money relocating Ridgefield buildings!
- Restaurant and tennis courts. Not compatible.
- I don’t want to see a playground.
- Any kind of dense building, apartments, etc. That would greatly increase concentration. Keep some open land, gardens would be great.
- I am quite opposed to commercial developments such as strip malls, restaurants, bars, etc. I am unenthusiastic about community centers, commercial amusement parks, and other developments that will be difficult to fund and more difficult to maintain.
- Paved aspects such as restaurants or police substations can go elsewhere. Do not pave area on installment plan from north to south.
- Community center – this serves only a small portion of the population and wastes good fertile soil.
- Large commercial interests

General Comments

Participants were invited to provide any additional comments, suggestions, questions or concerns. They responded:

- This is an exciting opportunity for Hazel Dell!

- Who/what entity oversees it all?
- Keep the land free of “un-natural” materials and construction of permanent buildings.
- This should be developed with as little additional concrete, asphalt and building as possible. Should always be open to all citizens. Keep as natural as possible. Need a memorial established for the cemetery. I grew up on a farm – it is important to keep farm land to feed our own community.
- Outdoor teaching experiences for kids, outdoor classrooms.
- It may be implied but the only way this can truly be sustainable is if there is some on-going revenue generating enterprise. Nothing fancy but something popular and affordable. Like an ice cream stand or an ice cream production facility. Can it be non-profit?
- Keep the citizens/county in control. Don’t give it up to developers/private interests.
- The agricultural activities would have the least impact on the site, thus they would be best at preserving it for future generations. Let’s reject the “I want it all now for me” approach and instead opt for minimal impact uses. Let’s preserve it for the future when a green respite may be something that we all really need. It is a rather special resource, and we do not need to “spend” it all right now.
- Make some use of cemetery area for revenue-generating memorials, memorial walk or viewpoint. Place for memorial services and remembrances.
- There are many potential uses for the County property temporarily leased to WSU on 78th St that would fit in with its original uses for the public, especially for lower income and reflecting its agricultural uses as follows:
 1. Continue to protect the wetlands for observation by all who want to see nature in its natural state.
 2. The only way to have more people on less land is to build up instead of out. This could be an opportunity to showcase hi-rise apartments or condominiums with green space around it that would be supportive of the residents.
 3. The building itself could be a demonstration of “green building”. Other buildings could demonstrate new to us techniques using the materials we have locally such as straw bale and cob structures.
 4. Some of the many forms of co-housing could be copied from neighboring cities such as Portland and Eugene.
 5. Business that could occupy the lower floors could be eco-friendly, such as Bicycle shop veterinarian specializing in wild life, a Back yard Bird Shop, restaurant with healthy menus planned in cooperation with the local hospitals with variations for diabetic, heart, cancer, obesity patients and those who simply want safe, good tasting foods, a food front type grocery store, community room and perhaps shared offices of ecologically concerned groups such as Sierra Club, FOCC, SNACC, Audubon, garden clubs, hardy pant society, Tilth, Permaculture groups, and solar club.
 6. Other human-friendly businesses could be adult and child care facilities with attached appropriate gardens.
 7. There would be space for several CSA’s and community gardens, sharing equipment.
 8. Vancouver is the fourth largest city in Washington State. Why couldn’t we have our own bird viewing and rescue place like Portland has near Forest Park?
 9. As an alternative for those who would like to have it instead of ball fields supported by coke machines and families missing dinner together to dash to competitive sports on manicured playing fields, just some nice open spaces, wetlands and farms to visit.
 10. The existing buildings could be supportive of many of these activities.

11. Perhaps the Grange would like to sponsor an area in the historical original building for a photo history of agriculture in Clark County from the time of the arrival of the white men and the Native nations could help us learn about how the land was honored and used before that time.
12. Below ground and/or perimeter parking for a pedestrian friendly neighborhood like in Davis, CA.